

Planning Commission Public Hearing: February 23, 2017

60 Executive Secretary: George M. Homewood, FAICP, CFM *ZMW 44*

Planner: Matthew Simons, AICP, CZA, CFM *M.S.*

Staff Report	Item No. 3	
Address	6282 Northampton Boulevard	
Applicant	Chick-Fil-A	
Request	Special Exception	Commercial drive-through
Property Owner	Lake Wright Retail Investors, LLC, c/o Sunrise Red Maple, LLC	
Site Characteristics	Site/Proposed Building Area	Approximately 1.6 acres/4,996 sq. ft.
	Future Land Use Designation	Commercial
	Zoning	C-2 (Corridor Commercial)
	Neighborhood	N/A
	Character District	Suburban
Surrounding Area	North	OSP (Open Space Preservation): Lake Wright, C-2: Norfolk Premium Outlets
	East	City of Virginia Beach
	South	IN-1 (Institutional): Norfolk Academy
	West	C-2: Quality Suites at Lake Wright



A. Summary of Request

- The site is located on the north side of Northampton Boulevard, and on the west side of the new street leading north to the Norfolk Premium Outlet Mall, directly west of the western boundary of the City of Virginia Beach.
 - This site is located at the primary entrance to the new Norfolk Premium Outlet Mall.
- The proposal is to construct a new building with a commercial drive-through.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Commercial.

C. Zoning Analysis

i. General

- A commercial drive-through is permitted in the C-2 district by special exception.
- The conceptual site plan submitted by the applicant and the attached conditions ensure compliance with all *Zoning Ordinance* requirements for a commercial drive-through.
- The proposed site layout will accommodate a double drive-through design.
 - Vehicles will enter the double drive-through by initially stacking in two single-file order lanes on the east side of the building, and the lanes will merge into one after orders are placed, with a single pick-up lane on the west side of the building.
 - The proposed space for vehicle stacking meets *Zoning Ordinance* requirements to sufficiently accommodate the minimum number of stacking spaces for a double drive-through.

ii. Parking

- For an eating establishment of this size located within the Suburban Character District, the *Zoning Ordinance* requires that the 4,996 square foot establishment provide a minimum of 33 parking spaces and sufficient room to accommodate one bicycle.
 - The applicant proposes to provide 51 parking spaces and one bicycle rack.
 - The proposed number of parking spaces exceeds the parking maximum (42) for commercial uses established in the *Zoning Ordinance*.
 - As part of Site Plan approval, the applicant will have to provide additional landscaping and stormwater improvements to offset the additional impervious parking proposed on the site.

iii. Flood Zone

The property is located in the X Flood Zone which is a low-risk flood zone.

D. Transportation Impacts

- Institute of Transportation Engineers (ITE) figures estimate that this restaurant with a drive-through will generate 2,479 new vehicle trips per day

- Northampton Boulevard adjacent to the site is identified as a severely congested corridor in both the AM or PM peak hours in the current update to regional Hampton Roads Congestion Management analysis.
- The site is near transit services with Hampton Roads Transit bus route 27 (Northampton) operating near the site.
- Northampton Boulevard adjacent to the site is not an identified priority corridor in the *City of Norfolk Bicycle and Pedestrian Strategic Plan*.

E. Historic Resources Impacts

The site is not located within a federal, state, or local historic district.

F. Public Schools Impacts

N/A

G. Environmental Impacts

- The construction of an eating establishment with a drive-through lane should not adversely impact the surrounding uses.
- The proposed redevelopment will undergo the Site Plan Review process, which will require all site development to adhere to the regulations of the *Zoning Ordinance*, including landscaping and buffering, vehicular circulation, and stormwater improvements.

H. AICUZ Impacts

N/A

I. Surrounding Area/Site Impacts

- The applicant has submitted building elevations for a one-story building with all brick exterior similar to the elevations for the Monticello Avenue location.
- The brick façades will include differentiation elements like a water table course and intermittent vertical brick accents with blonde corbels near the cornice to provide visual breaks and articulation.
 - The brick will come in two tones; a traditional dark tone (Red Velour) to primarily surround the building and a light blonde tone (Silverstone) as the cornice feature, in addition to surrounding the primary entrance above the water table course.
- All of the windows will be topped with exterior metal canopies with a dark bronze tone, to project out at depths varying from one to five feet.
- The rooftop will be finished with a projecting metal coping to match the awnings with the same dark bronze tone.
- A perimeter knee wall will surround the site at the public rights-of-way to screen the parking and create a more attractive street edge.
- By requiring this use to conform to the conditions listed below, granting the special exception should not have a negative effect on the surrounding area.

J. Payment of Taxes

The owner of the property is current on all real estate taxes.

K. Civic League

There is no active civic league in this area.

L. Communication Outreach/Notification

- Legal notice was posted on the property on January 17.
- Letters were mailed to all property owners within 300 feet of the property on February 8.
- Legal notification was placed in *The Virginian-Pilot* on February 9 and February 16.

M. Recommendation

Staff recommends that the special exception be **approved** subject to the following conditions:

- (a) The site shall be developed generally in accordance with the conceptual site plan prepared by GBC Design, Inc., entitled "Sketch 'L'," dated January 26, 2017, attached hereto and marked as "Exhibit A," subject to any revisions required by the City to be made during the Site Plan Review process, including any modifications necessary to the perimeter masonry knee wall along Premium Outlet Boulevard in order to satisfy the City's landscaping and buffering requirements, and subject to any revisions required by the City during the building permit plan review process.
- (b) The landscaping and perimeter masonry knee wall shall be developed generally in accordance with the preliminary landscape plan prepared by Manley Land Design, Inc., attached hereto and marked as "Exhibit B," subject to any revisions required by the City to be made during the Site Plan Review building permit plan review processes.
- (c) The site shall be developed to reflect the general massing, materials, fenestration and design elements for the north, south, east and west side of the principal building as shown in the elevations entitled "03987 Northampton Blvd FSU, northwest corner Northampton Boulevard and Wesleyan Drive, Norfolk, VA 23502," dated January 23, 2017, attached hereto and marked as "Exhibit C," and as shown in the elevation renderings entitled "Northampton Chick-Fil-A Knee Wall Elevation Renderings," dated February 6, 2017, attached hereto and marked as "Exhibit D," subject to any revisions required by the City to be made during the Site Plan Review and building permit plan review processes.
- (d) A brick knee wall, no less than 30 inches high and constructed of similar brick material to complement the principal building, shall be installed along the entire perimeter of the site adjacent to all public rights-of-way, excluding pedestrian and vehicle ingress/egress access points and subject to any modifications to the knee wall along Premium Outlet Boulevard which may be required in order to satisfy the City's landscaping and buffering requirements.

- (e) No direct driveway access shall be permitted along the Northampton Boulevard street frontage.
- (f) Landscaping shall be installed and maintained at the base of any freestanding sign in accordance with the provisions of section 16-6 of the *Zoning Ordinance of the City of Norfolk, 1992* (as amended).
- (g) All landscaping installed on the site shall be maintained in a healthy growing condition at all times and shall be replaced when necessary.
- (h) Notwithstanding any other regulations pertaining to temporary window signage within Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor of the façade of the principal building shall be transparent as defined in the Zoning Ordinance.
- (i) The use of temporary signs shall comply with Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended). The use of feather flags, pennants, and streamers is prohibited.
- (j) No smoking shall be permitted anywhere in the outdoor dining area and signage stating the prohibition shall be conspicuously posted.
- (k) All bollards on the site shall be painted and maintained free of visible corrosion.
- (l) Two bicycle parking spaces shall be provided on the site.
- (m) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.
- (n) Dumpsters shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the proposed building.
- (o) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, snow, ice, and any bodily discharge.
- (p) The property shall be kept in a clean and sanitary condition at all times.
- (q) The establishment shall remain current on all food and beverages taxes and other local taxes which may become due while it is in operation.
- (r) The establishment shall maintain a current, active business license at all times while in operation.

Attachments

Special Exception Criteria

Location Map

Zoning Map

Application

Conceptual Site Plan

Landscape Plan

Building Elevations and Materials

Knee Wall Elevations and Perimeter Renderings

Physical Survey

Notification list of all property owners within 300 feet of the site

25-7 - General standards and considerations for special exception uses.

No application for a special exception shall be approved unless the city council, after review of the recommendation of the planning commission, shall determine that the proposed special exception use is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the special standards for specific uses. No application for a special exception shall be recommended or granted pursuant to this chapter unless the application is determined to be in compliance with the following:

- 25-7.1 *Compliance with ordinance and district purposes.* The proposed use and development will be in harmony with the objectives and policies of the adopted general plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established.
- 25-7.2 *No substantial impairment of property value.* The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.
- 25-7.3 *No undue adverse impact.* The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts.
- 25-7.4 *No interference with surrounding development.* The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations.
- 25-7.5 *Adequate public facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools.
- 25-7.6 *No traffic congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- 25-7.7 *No destruction of significant features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- 25-7.8 *No pollution of environment.* The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated.
- 25-7.9 *No negative cumulative effect.* The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole.
- 25-7.10 *Compliance with standards.* The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use.
- 25-7.11 *Payment of real estate taxes.* No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

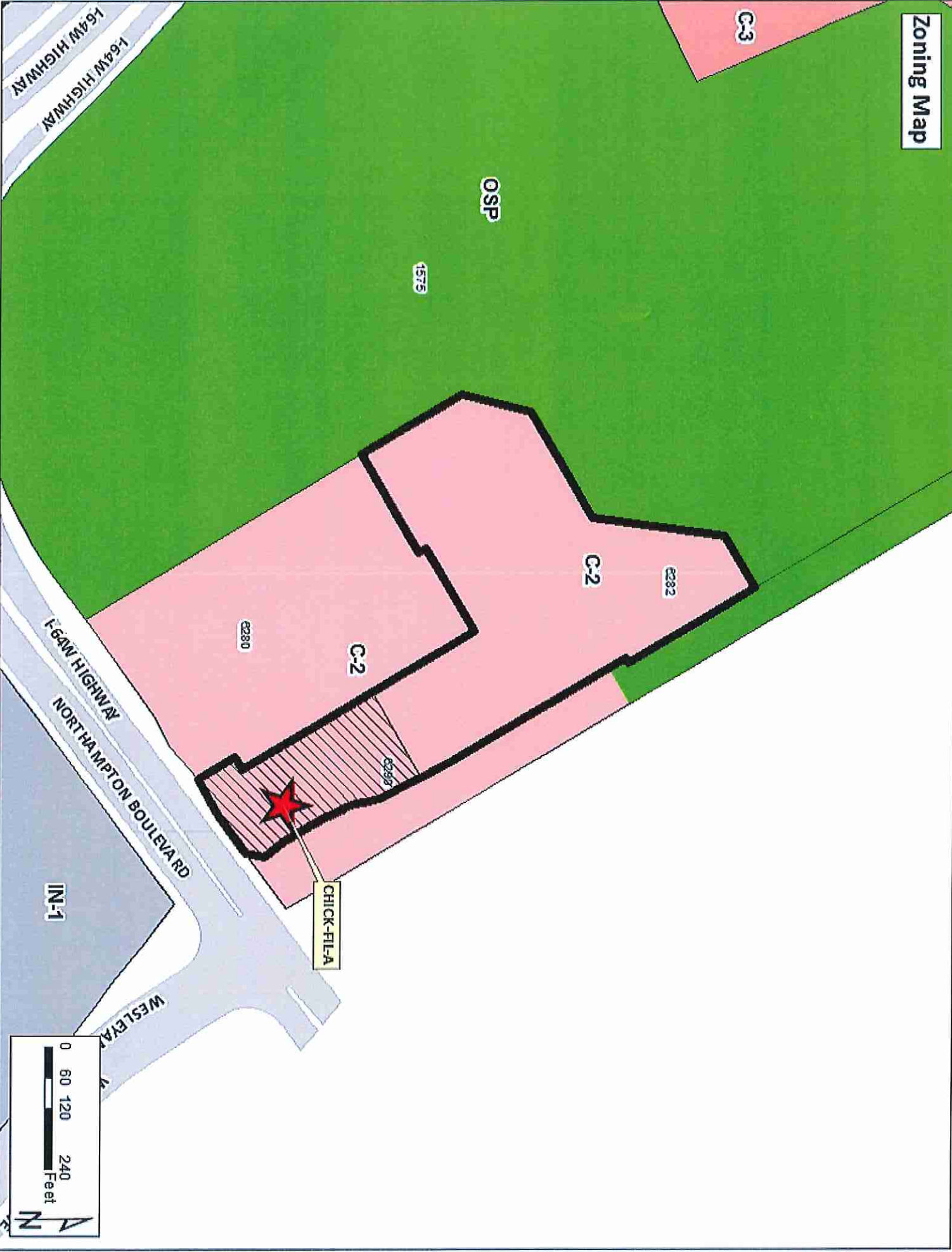


NORTH HAMPTON BOULEVARD WEST

CHICK-FILA



Zoning Map



OSP

1575

C-3

C-2

6282

C-2

6280

6285

CHICK-FILA

F64W HIGHWAY

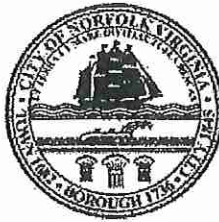
NORTHAMPTON BOULEVARD

IN-1

WESLEY

0 60 120 240 Feet





**APPLICATION
SPECIAL EXCEPTION**

Special Exception for: Commercial Drive thru

Date of application: 01/06/2017

DESCRIPTION OF PROPERTY

Property location: (Street Number) 6282 (Street Name) Northampton Boulevard

Existing Use of Property Vacant Land

Current Building Square Footage N/A

Proposed Use

Chick fil-A

Proposed Square Footage 4,996

Proposed Hours of Operation:

Weekday From 6:30 AM To 10 PM

Friday From 6:30 AM To 10 PM

Saturday From 6:30 AM To 10 PM

Sunday From CLOSED To

Trade Name of Business (If applicable) Chick fil-A

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

Application
Special Exception
Page 2

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) (First) (MI)
Mailing address of applicant (Street/P.O. Box):
(City) (State) (Zip Code)
Daytime telephone number of applicant () Fax ()
E-mail address of applicant:

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First)
Mailing address of applicant (Street/P.O. Box):
(City) (State) (Zip Code)
Daytime telephone number of applicant () Fax ()
E-mail address of applicant:
Kristen

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) (First) (MI)
c/o Sunrise Red Maple, LLC
Mailing address of property owner (Street/P.O. box):
(City) (State) (Zip Code)
Daytime telephone number of owner () email:

CIVIC LEAGUE INFORMATION

Civic League contact:

Date(s) contacted:

Ward/Super Ward information:

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: GARY M. GILBERT II Sign: [Signature] 11/4/17
(Property Owner or Authorized Agent of Signature) (Date)

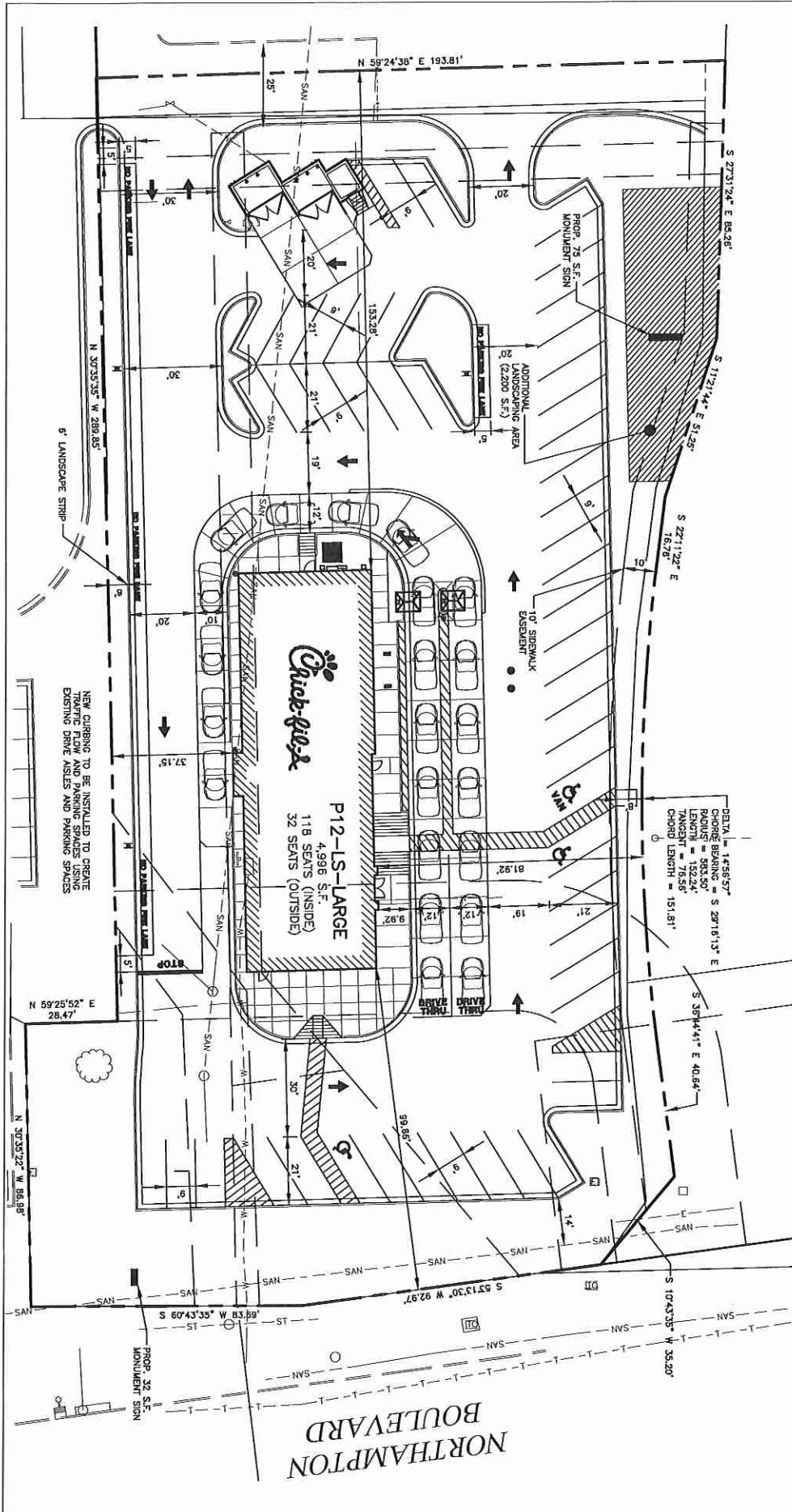
Print name: Nate Thompson Sign: [Signature] 11/4/17
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Maria Langoreale Sign: [Signature] 11/6/17
(Authorized Agent Signature) (Date)
Kristen Ferretti [Signature] 11/20/17

Site Requirements	Allowed / Required	Provided	Site Requirements	Allowed / Required	Provided	Parking Requirements
Minimum Yard Requirements			Use, Paving, Lot Dimensions			Parking Required:
North	10'	15'	80' Deep	9x18	9x21	32
West	0'	37'	60' Deep	9x21	18' Mn.	41
East	0'	81'	One-Way Aisle Width	18'	24'	48
South	0'	99'	Two-Way Aisle Width	24'	24'	51
Buffer Yard Requirements			Medium Building Height	60'	24'-6"	Total Parking Provided
North	6'	10'	Additional Landscaping Area Requirement			1,980 S.F. (9'x21'x11' Spaces)
West	6'	37'	Additional Landscaping Area To Be Off-Set			2,200 S.F.
East	6'	7'	Additional Landscaping Area Provided:			
South	10'	11'				

SIMON BOULEVARD

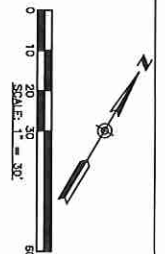


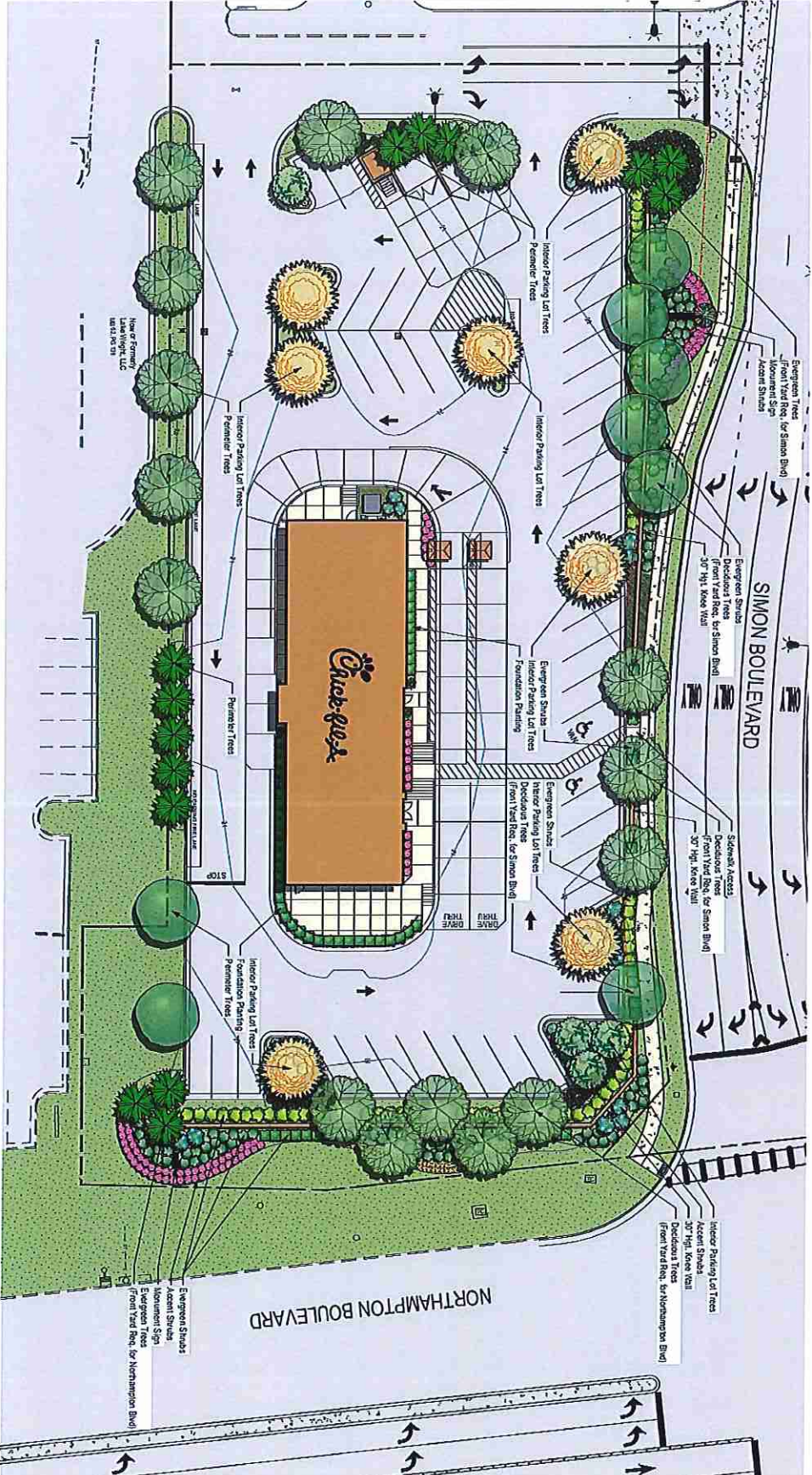
CONCEPT PLAN GENERAL NOTES

1. THIS PLAN IS BASED ON AN ALTA SURVEY DATED 12/21/2016.

2. THE CONCEPT PLAN IS A PRELIMINARY DESIGN. THE CONCEPT PLAN IS NOT A FINAL DESIGN. THE CONCEPT PLAN IS NOT A FINAL DESIGN. THE CONCEPT PLAN IS NOT A FINAL DESIGN.

3. THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESERVATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO GBC DESIGN, INC. BY THE CLIENT. GBC DESIGN, INC. AND MAY BE SUBJECT TO CHANGE UPON AMENDMENT OR ADDITIONAL INFORMATION.





manley
LANDSCAPE ARCHITECTS
770.442.8171
770.442.1723 fax
Manley Land Design, Inc.
51 Old Cannon Street
Alpharetta, Georgia 30009
manleylandscaping.com

Quick-plot
5300 Durrington Rd.
Atlanta, Georgia
30329-2598

Revisions:

Mark	Date	By

Scale

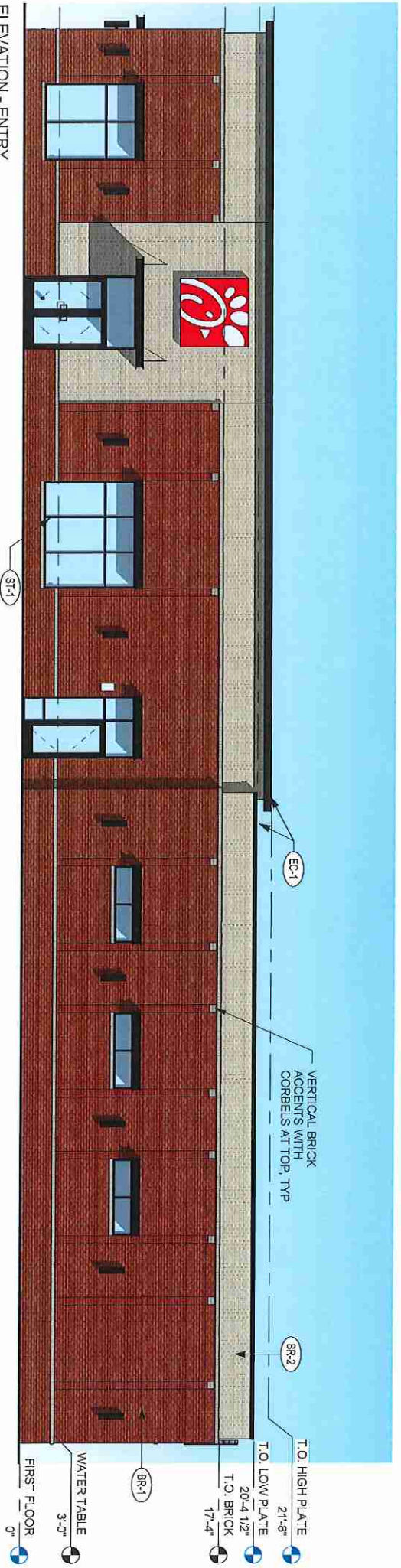
STORE
Northampton Blvd

Northampton Boulevard
& Washington Drive
Norfolk, VA 23502

SHEET TITLE
Preliminary
Landscape Plan

ELEVATION - ENTRY

1/8" = 1'-0"



ELEVATION - DRIVE-THRU

1/8" = 1'-0"



EXTERIOR ELEVATIONS

03987, NORTHAMPTON BLVD FSU, NORTHWEST CORNER NORTHAMPTON BOULEVARD AND WESLEYAN DRIVE, NORFOLK, VA 23502

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

2017/01/23



EXTERIOR ELEVATIONS



ELEVATION - FRONT






1/8" = 1'-0"

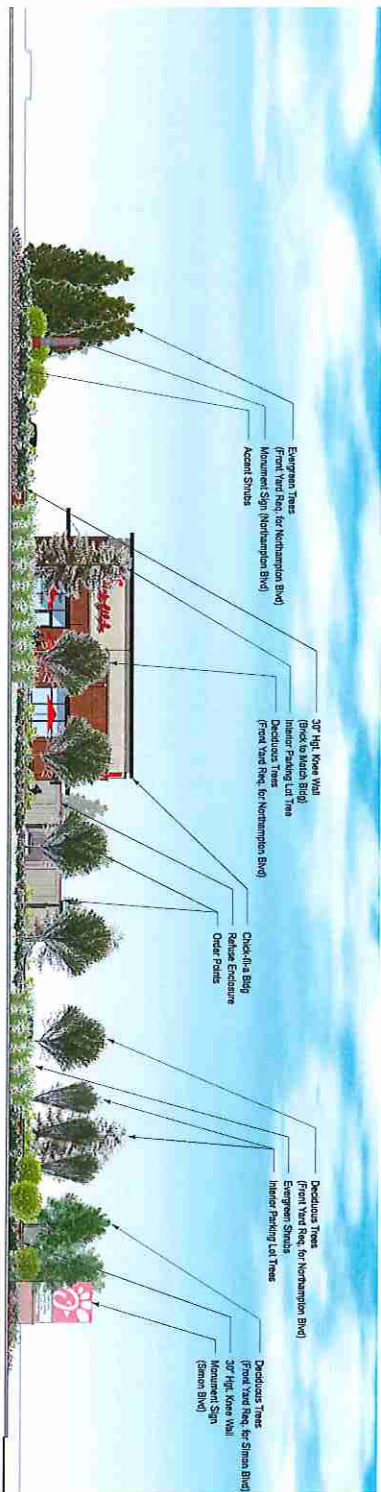


ELEVATION - REAR

1/8" = 1'-0"

EXTERIOR CANOPY SCHEDULE - LRG			
Mark	Description	Count	Comments
A-2	Exterior Canopy	1	6'-8"W x 1'-0"D at Window
A-4	Exterior Canopy	2	9'-4"W x 4'-0"D at Customer Entry w Lighting
A-5	Exterior Canopy	4	9'-4"W x 1'-0"D at Window
A-6	Exterior Canopy	1	9'-4"W x 5'-0"D at Drive Thru w Lighting
A-13	Exterior Canopy	1	5'-4"W x 1'-0"D at Customer Mobile Entry w lighting
A-14	Exterior Canopy	1	7'-0"W x 4'-0"D at Service Entry w Lighting
		16	

EXTERIOR FINISHES	
	EC-1 PREFINISHED METAL COPING COLOR: DARK BRONZE
	BR-1 BRICK VENEER SIZE: MODULAR COLOR: RED VELOUR
	PT-9 EXTERIOR PAINT COLOR: DARK BRONZE FINISH: SEMI-GLOSS
	BR-3 BRICK VENEER SIZE: MODULAR COLOR: SILVERSTONE
	ST-1 STOREFRONT COLOR: DARK BRONZE



NORTHAMPTON BOULEVARD ELEVATION

SCALE: 1"=10' 0"



SIMON BOULEVARD ELEVATION

SCALE: 1"=10' 0"

NORTHAMPTON CHICK-FIL-A KNEE WALL ELEVATION RENDERINGS

February 6, 2017

NORTHAMPTON BLVD
NORFOLK, VIRGINIA 23502



Chick-Fil-A - Notification sent to all Property Owners within 300 feet

<u>Property Owner</u>	<u>Property Address</u>	<u>Mailing Address</u>	
Lake Wright Properties, Llc	6280 Northampton Blvd	1300 Diamond Springs Rd Ste 204	Virginia Beach VA
Norfolk Academy, The	1585 Wesleyan Dr	1585 Wesleyan Dr	Norfolk VA
City Of Norfolk	N S Northampton Blvd	810 Union St Room 900	Norfolk VA
Lake Wright Retail Investors, Llc	6282 Northampton Blvd	950 Smile Way	York PA
City Of Norfolk	1575 Premium Outlets Blvd	810 Union St Rm 900	Norfolk VA